

TOWN OF WELLESLEY



MASSACHUSETTS

76-62

BOARD OF APPEAL

F. LESTER FRASER
STANLEY J. GLOD
WILLIAM O. HEWETT
FRANKLIN P. PARKER
FRANCIS L. SWIFT
HENRY H. THAYER

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Elizabeth L. Bodman

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:30 p.m. on September 30, 1976, on the petition of Elizabeth L. Bodman, requesting permission to use a portion of her dwelling at 22 Longfellow Road, as a clerical office in connection with duties performed by L. L. T. Limited, Inc., a Massachusetts corporation which operates tennis shops at indoor tennis clubs.

On September 13, 1976, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

Letters favoring the request were received from the following: Julia B. Thomas, 23 Longfellow Road, Robert L. and Diana C. Kelley, 29 Longfellow Road, Robert J. and Theodora R. O'Connor, 26 Longfellow Road and John H. and Elizabeth D. King, 32 Longfellow Road.

The Planning Board in its report stated that the proposed use is out of harmony in a single residence neighborhood and the petition should be denied.

Statement of Facts

The house involved is located within a Single Residence District, a district in which the desired use of the property is not permitted unless special permission is granted by the Board of Appeal.

The petitioner seeks permission to use a portion of her dwelling as a clerical office where invoices will be paid and other clerical duties performed for L. L. T. Limited, Inc. which operates indoor tennis clubs on a leased space basis, and all selling takes place on the premises of those indoor clubs. In addition to the clerical duties, equipment and apparel will be received and tagged and taken out to retail tennis shops.

The petitioner stated that she was making the request purely as a courtesy, as she felt that it was her professional right to administer her personal retail business since no sales were being performed on the premises. She outlined in detail the clerical duties which she would be performing and the amount merchandise to be received.

Decision

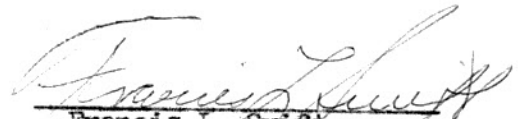
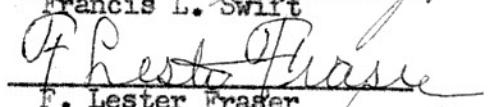
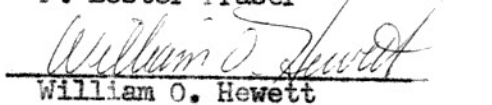
The Board has considered all the facts in this case and is of the opinion that a temporary need exists and that the proposed use, subject to the conditions hereinafter set forth, will not substantially reduce the

value of any property within the district and will not otherwise injure the neighborhood.

The Board, therefore, grants the desired permission under Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That no trucks shall make any deliveries to the premises incidental to the business at any time.
2. That no signs advertising or incidental to the business shall be displayed on the property.
3. That said permit shall expire one year from this date or sooner in case of a breach of any of the above conditions.

Filed with Town Clerk _____


Francis L. Swift

F. Lester Fraser

William O. Hewett

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DECEMBER 3 1922